GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Tanuku Municipality - Change of land use from Residential Land Use to Commercial Land Use in R.S.No.29/1(Old) & R.S.No.76(New) of Tanuku Municipality to an extent of 284.03 Sq.mts. out of total extent 1095.16 Sq.mts. as applied by Sri Velicheti Sundara Rao S/o. Veera Swamy and others – Draft Variation– Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.122 Dated:19.09.2023.
Read the following:-

1. From the DTCP, AP, Mangalagiri, Lr.Roc.No.MAU03-19022(33)/61/2022-RJDR, dt:21.06.2022.
2. Govt. Memo No.1868910/H2/2022, dt.20.12.2022.
3. From the DTCP, AP, Lr.Roc.No.19022(33)/61/2022-RJDR, dt.18.05.2023.
4. Government Memo No.138400/H1/2016, dt.15.02.2017.
5. Government Memo No.1868910/H1/2022, dt.04.06.2023.
6. A.P. Extraordinary Gazette No.303, dated:05.06.2023.
7. From the DTCP, AP, Mangalagiri, Lr.Roc.No.MAU03-19022 (33)/61/2022-RJDR, dt:10.08.2023.

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ORDER:-

The Draft variation to the land envisaged in Tanuku Municipality General Town Planning Scheme, issued in the reference 5th read above was published in Extra-ordinary Andhra Pradesh Gazette No.303, Part-I, dated:05.06.2023. The Director of Town and Country Planning, AP, Mangalagiri in the reference 3rd read above informed that the applicant has paid an amount of Rs.68,000/- towards development/ conversion charges for the proposed change of land use.

2. The Director of Town & Country Planning, AP, Mangalagiri in the reference 7th read above has stated that they have published the draft variation appendix notification pertaining to above proposed change of land use one in English paper (The Hindu) and one in Telugu paper (Andhra jyothi) respectively on 07.07.2023 calling for objections/ suggestions within 15 days from the general public. On publication of notification no complaints/suggestions were received from the public within stipulated time in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 19.09.2023.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

Y SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, AP, Mangalagiri.
The Vice Chairperson, Eluru Urban Development Authority, Eluru.
The Commissioner, Tanuku Municipality, Tanuku, West Godavari District.
Copy to:
The individual through the Commissioner, Tanuku Municipality, Tanuku, West Godavari District.
Sc/Sfs. (e-1868910/2022)

// FORWARDED :: BY :: ORDER //

P.v.s. Rangam
SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Tanuku General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.480, MA., dated:19.09.2000 and proposed to make in exercise of the powers conferred by Section 15 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act 5 of 2016) is hereby published as required by sub-section (4) of the said section.

VARIATION

The site in R.S.No.29/1(old) & R.S.No.76 (New) of Sajjapuram Village and Tanuku Mandal, West Godavari District to an extent of 284.03 Sq.mts. and the boundaries of which are as shown in the schedule hereunder and which is earmarked for Residential Land Use in the General Town Planning Scheme (Master Plan) of Tanuku sanctioned in G.O.Ms.No.480, MA Dt:19.09.2000 is now designated for Commercial Land Use by variation of change of land use basing on the Council Resolution No.215, dated:21.01.2022 as marked as "A to D" (Residential Land Use to Commercial Land Use) in the revised part proposed land use map bearing G.T.P.No.04/2023/R2 available in the Tanuku Municipality, **subject to the following conditions that;**

1. The applicant shall handover the site affected in MP Road widening to an extent of 75.74 Sq. Mts. to the local body through registered gift deed at free of cost.
2. The applicant shall obtain prior Technical clearance from the Competent Authority before commencement of any developmental work in the site under reference.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North :	Existing Road
East :	Owner's property
South :	Property in Sy.No.29(P)
West :	Property in Sy.No.29(P)

Y SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

P.V.S. Lakshmi
SECTION OFFICER